



EDRC

ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
September 25, 2013 at 5:30 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Bill Prysi, Jim Wallace, Joe McHarris, Al O'Donnell, Tom O'Dea, Vicki Pierson, Jack Lienesch

Absent: Nancy Cohen, Gerald Simons

Chaired By: Al O'Donnell

Minutes By: Vicki Pierson / Al O'Donnell

The meeting was called to order by Bill Prysi at 5:10PM

Approval of Meeting Minutes:
N/A

Announcements:

Bill Prysi gave a quick assessment to the general public and media in attendance as to how the process would go with respect to presentations. Mr. Prysi noted that for the past 10 years it is customary for the Committee to allow each Presenter to go through their entire presentation. Upon completion, the Committee will ask the first round of questions and make comments due to our understanding of the process and by benefit of having seen the information beforehand. Everyone in the public will have a chance to weigh in with any commentary that they may have, but it is best to hear the exchange between the presentation and the Committee first. This may answer the questions that you in the public may have had in the first place. This is the process that has proven best for the Community and we ask that you honor that and be patient with your comments. Again, everyone will have the chance to be heard.

Due to his involvement in one of the Presentation's on tonight's agenda, Bill Prysi announced that he had a conflict and that Al O'Donnell would be taking over to chair this evening's meeting. At this point, Mr. O'Donnell took over as Chairman to preside over tonight's meeting.

Presentations:

APPLICANT: Pollo/Tropical/First Watch
Location of Project: US 41 near Coconut Point Town Center – Coconut trace
Presented by: Zenden Jones, United Growth

Others in Attendance with the Presenter: Jeff (Civil Engineer), Pat (Landscape Architect)

PRESENTATION BY THE APPLICANT

Zenden Jones of Zephyr Architecture presented handouts of the revised commercial center that differed from the design presented back in March 2013. Zenden also provided a 3D model of the whole center to give a better understanding of the changes. Pollo Tropical will be 3,371 square feet and First Watch will be around 4000 square feet. The applicant has been to ECPP and got approval of the drive thru with speaker post. They will be asking for second driveway to improve flow of traffic. They are presenting an amendment to Lee County for second driveway. Color elevation presented for better understanding. All site issues have been addressed. Speaker post will need a zoning amendment also. DO in progress for Phase One that was previously approved by the EDRC. Tonight they are coming forward for approval for two free standing restaurants First Watch and Pollo Tropical. The original Site plan was presented in March 2013. Site and landscaping is being illustrated.

EDRC/Public Responses – Site Planning Related:

Al O'Donnell ask for comments on the site or landscaping from the board and the audience. A representative from Marsh Landing ask about standing water and have the parking lot and flooding been addressed. The Applicant explained the master developer designed the drainage system and was approved previously. Pelican Marsh Representatives asked if there was a lift station going to be used to get rid of water. Tom McLean (The PE of record for the Master Drainage system was in attendance) and explained that the drainage flow process for the entire development. They are concerned with where the water goes because it goes to Halfway Creek and that is flooded now. The drainage ditches are totally overgrown and the water goes no place. Mclean said the maintenance of the drainage ditches is a state FDOT issue. Several residents from Pelican marsh were in attendance at this meeting to voice their concerns for the flow of water from the site. The EDRC determined that nothing that the Applicant was proposing was in conflict with the Master Drainage System and that the meeting needed to move forward. The EDRC also pointed out that the Applicant may need additional variances beyond those noted in their presentation.

Upon completing their presentation, it was determined that the Site Plan was consistent with the Estero Community Plan and with previous version of the project and the suggestions made at that time.

EDRC/Public Responses – Architecture Related

Based on the Applicants presentation of the Architecture, the following comments were noted :

- The EDRC noted concern for the issue of the required pitched roof. The EDRC noted that the pitch roof must be at least 60% of the roof over the building, primarily where the dining areas are. Being that the ECP calls for the entire building (under 5,000 SF) to covered in a pitched roof, the EDRC understands that in restaurant uses that a 60/40 (pitched roof to flat roof) ratio is acceptable and practical for this type of use. A variance for this application will need to be applied for as well. The EDRC will support a variance for a request for a 60/40 ratio in effort to allow the appropriate equipment to be on the 40% portion of the roof.
- Concern was addressed with respect to the windows and whether they are fake or functional. There is an area on the building that needs to be glass and what is being presented is not acceptable because it faces the community along US-41. The Applicant stated he would be happy to add some windows to better present the Building along US-41.
- Corporate colors don't match anything in the development and colors need to match the other developments in the Estero community. The First Watch building did not meet the 60% pitch roof area and the tower will need to be changed to look like buildings we have approved before.
- The Public stated concerns about the Pollo Tropical drive thru facing the street and with it not being covered. Some discussion took place about landscaping addressing this issue, but the EDRC determined that the issue must be addressed architecturally and that a roof would need to be over the drive thru itself and other architectural treatments would be necessary to address the impact of this use along the main road into the commercial subdivision.
- A lot of discussion also took place with respect to the First Watch Building and its lack of appropriate Mediterranean detailing. The Applicant took note of the comments made and committed to be redesigning the building with some additional detailing to meet the intent of Chapter 33.

The Applicant agreed to return to the EDRC with a revised Architectural design for both buildings.

EDRC/Public Responses – Landscape Architecture Related

No significant comments were made with respect to the landscape architectural related items by the Applicant.

EDRC/Public Responses – Signage Related

Some minor suggestions were made adding architectural detail to the proposed monument sign. The EDRC also noted that the sign would be better served in the proposed buffer to be offset not more than 5 feet from the property line to provide a better relationship to the landscape and adjacent US-41. The EDRC would support a variance for locating the sign this close to the ROW.

APPLICANT: Walmart Signage

Location of Project: US 41 and Estero Parkway
Presented by: Neale Montgomery

PRESENTATION BY THE APPLICANT

Neal Montgomery made a presentation to note two primary necessary changes to the approved DO. For the Walmart project located on the corner of Estero Parkway & US-41.

The first needed change is to the intersecting drive near The Vines on the East side of the project, going from a Y intersection to a T intersection.

The other change is changing a door from an exit entrance door to a separate entrance for the liquor store and an additional sign associated with the liquor store. The sign is a very small sign that can barely be seen. This is an additional 11 foot of signage. There will be a modification to the entrance to allow for the additional signage and door change.

EDRC/Public Responses – Signage Related

The EDRC and Public in attendance were in agreement with all of the suggested changes.

APPLICANT: Hertz Corporation
Location of Project: US 41 and Williams Road Coconut Point
Presented by: Tom McLean – Hole Montes
Dan Wisk & Doug Phillips – Hertz Corporation
Bill Prysni & John Holtsclaw – Land Architects

Tom McLean of Hole Montes:

Handouts were given to all committee members and made available to the public in attendance of the site plans, renderings, and landscaping plans. Mr. McLean explained that he is a dual person this evening as he is representing the Coconut Point Design Review Authority due to the absence of Mr. Ned Dewhirst and he is the civil engineer for Hertz Corporation on the project. Tract 1B at Coconut Point will be the location for the Hertz headquarters. This evening's presentation is an update to the Coconut Point DRI only. Coconut Point has its own DRA Review and this project has already been through the Coconut Point Review and has met their approval. The EDRC has reason to review each project within Coconut Point from Williams Road to Pelican Colony Boulevard with respect to a common architectural theme. Oakbrook Properties (the reviewing authority for the Coconut Point DRI) has reviewed the plans and found them in accordance with the Coconut Point design guidelines. The first thing in your packet is that acceptance letter from Mr. Dewhirst. Tonight's presentation will be Phase 1 only. No vertical construction is in phase one and will not be discussed this evening. This will be infrastructure only. Phase 2 will be the main office and car sales, Phase 3 will be office/call center and discussion on these phases will come later. The first plan that was presented to the EDRC has been changed to show a larger employee parking area and covered parking was added. Williams Road will be the main access point with a security gate. Williams Road and Via Villagio will be the secondary entrance and will have a 4 way stop. Another access will be at Hertz drive which will be constructed with the building. Outside of the building will be the chiller, and stand by generator. Hertz will have day care for their employees and a fitness center, outdoor basketball and volleyball and walking trail. Drainage will be included in Basin 5a

with Rapallo and the Estero fire station. All of the water on the Hertz site will go into a water quality pre-treatment before it is discharged to the Rapallo lake system. The minimum requirement is a half inch to be retained on site the system will do 50% better than that. The site will have a deep pool system for water quality. Water will be on site for a lot longer to help with the overall system. The areas on the roofs will collect water into a cistern system and be used for flushing toilets so the demand on the potable system will be less and reduce the amount of flow.

Dan Wisk of the Hertz Corporation

Mr. Wisk explained that the original plan had a sea of parking and it was not a good thing to do. So they decided to consolidate to the parking garage and have the ability for a greener site plan. Hertz found the final version to be very pleasing. Mr. Wisk explained that capturing rain water and using for toilets will allow for zero use of potable water for the toilet system. The top of the garage will be covered with solar panels so some solar generation will be occurring on the site. They are trying to reduce the strain on the environment and still produce a sustainable campus environment. The sea of green created on the Hertz site is so pleasing and helps Hertz to create a statement environmentally for the community and Hertz. Hertz believes the building will have a gold level certification from the USGBC, which means it meets the second level of sustainable design with the water, electricity and indoor air quality. A guest ask Mr. Wisk if Hertz will be doing any Williams Road improvements. Mr. Wisk responded that there will be deceleration lanes, and some widening. The final plan is not done yet.

Bill Prysi of Land Architects

Mr. Prysi presented the landscaping concept and plans for the Hertz site noting that most landscaping will be enhanced creating a beautiful green location. All lakes will have littoral plants creating a true marsh look with a sense of relief between Hertz and Rapallo. Required buffer for the rental/sales facility will be in place as required and surrounded by green space. The existing 30 foot buffer along US-41 & Williams Road will be supplemented. Via Coconut will also have an enhanced buffer even though one is not required in effort for Hertz to demonstrate being a great neighbor to the adjacent Rapallo Community. The existing plantings on Via Villagio will remain and some enhancements will be added to provide a better sense of separation between the two uses. The Campus area will be presented with phase 2 presentation and may afford some additional design changes to the overall project that include this phase. The Community will have the chance to see both phases designed in unison at the phase 2 presentation. The Buffers will be enhanced to create some visual relief between the road and the building. Infrastructure landscaping plan is dealing with buffers around south campus and car facility and detention area. Landscaping plans will be enhanced when the buildings come on line. All the entries have medians and that will add to minimizing the impact and adding to the overall appeal of the landscape. The Buffers for car facility are being landscaped more than Lee County requires they are providing landscaping around the entire south campus to improve for the car facility. Final design of the sales car facility will be with the phase 2 presentation.

Mr. McLean made a final comment on the fact that Hertz is working with the Lee County School Board to install a covered school bus stop for the Rapallo children.

EDRC/Public Responses – Site & Landscape Related

Mr. O'Donnell asked for any questions or comments from the Committee and then the audience.

On Via Villagio will there be any landscaping removed?
No

Is there going to be a generator and chilling plant?
Yes, by Williams Road and the chiller plant will be located there also. The landscaping will be improved in this location to avoid it being seen from US 41 and Williams Road. Mr. Wisk responded that the mechanical final designs have not been created yet and the final location of the chiller itself has not been determined. Mr. Wisk assured the audience that they would treat the impact of the chiller accordingly.

Are you using natural gas?
Yes, from the other side of Williams Road

EDRC; Will the whole property be fenced?
No. The site is being designed a secure facility with controlled access points, but it will not be fenced off.

EDRC; Is it necessary to buffer the wetland area?
It is a zoning condition in some areas that they must buffer the wetland areas due to the way the zoning amendment was created. The landscape design is doing everything that it can to provide views into these area and to make them part of the overall fabric of the design as seen by the public.

ECPP Representation; In Phase 3 will there be landscaping and will the piles of dirt remain?
There will be some landscaping and the piles of dirt will be leveled and cleaned up. That area will be graded down and hydroseeded.

Mr. Wallace, as the developer of Rapallo, congratulated Mr. Wisk on an outstanding job. Mr. Moser, president of Rapallo Master Association stated how pleased the Rapallo residents are and they appreciate the concern that Hertz has shown for Rapallo residents. So far the experience has been a terrific working relationship

Do you have a website to help the Estero area stay up to date with the progress of the building? Hertz will have some regular press releases and community meetings with Rapallo and other communities. When construction starts Hertz will have webcams so the community can stay involved.

Are you keeping the architecture contract local?
We are using Gensler for the architect for the building and they have 3 offices in Florida.

Hertz expects to have the Development Order in November of 2013 and start construction in December 2013.

There were no specific requested made beyond those committed to be the Hertz Team. The project was generally complemented as presented.

New Business:

New Business Item:

Postponed to next month due to length of Meeting

Old Business:

Old Business Item:

N/A

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 7:50 p.m.

Next Meeting:

Wednesday, October 9, 2013, 5:00 P.M. at the Estero Community Center.